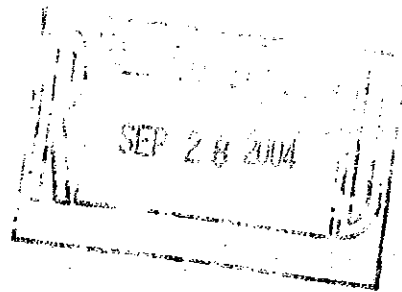




September 21, 2004



6180

Day Dawn Crossing

Alm Corporation
7600 Westcliff Drive
Las Vegas, Nevada 89145

RE: SDR-4375 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 7, 2004
Related to ZON-4374

Dear Applicant:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 48-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 7.10 acres adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive (APN: 125-09-401-017 and a portion of 125-09-401-006), U (Undeveloped). The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-4374) to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 5 feet to the front of the house as measured from back of sidewalk or from back of curb if no sidewalk is proposed; a minimum of 18 feet or a maximum of 5 feet to the face of the garage door from back of sidewalk or from back of curb if no sidewalk is proposed; 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

CITY OF LAS VEGAS
3 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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18112-001-8/04

EDT-14485

6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to depict a six-foot screening wall along Grand Teton Drive.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. No lots abutting the equestrian trail shall be allowed to have walls adjacent to the trail that extend forward from the front of the house. No common lot may have a wall adjacent to the trail. The applicant shall ensure that the CC&R's for the development prevent future construction of such walls, and that the HOA and purchasers of these lots are specifically advised of this condition.

Public Works

16. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. Site development to comply with all applicable conditions of approval for ZON-4374 and all other subsequent site-related actions.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: See Attached List

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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Paul Wagner
Nevada Homes Group
6895 West Sahara Avenue
Las Vegas, Nevada 89145

Grand Teton Lodge Land
Limited Liability Company
7600 Westcliff Drive
Las Vegas, Nevada 89145

Mr. Jeffrey Armstrong
VTN Nevada
2727 Rainbow Boulevard
Las Vegas, Nevada 89146

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